

Theresa Rice

From: Bainbridge Citizens [gary@tripp.net]
Sent: Tuesday, August 30, 2011 12:09 PM
To: *Bainbridge Citizens
Subject: Existing shoreline structures do not create a risk of degrading shoreline natural resources.
Attachments: SSB 5451.pdf

To the City Council and Planning Commission

When the legislature passed SUBSTITUTE SENATE BILL 5451, they gave the City the authority to "authorize" all existing structures and their appurtenant structures - in other words, to make existing homes Conforming.

The bill also stated that: "Classifying existing structures as legally conforming will not create a risk of degrading shoreline natural resources."

This is important because it confirms that existing structures and residential uses comply with "no net loss" and do not degrade the environment.

The way the City is interpreting the current and the proposed buffers – the vegetation buffers are applied to existing front yards when any change is made. Remodeling, rebuilding the home or even replacing a portion of lawn with a garden would trigger the requirement to give up the use of all or a portion of the yard for a vegetation buffer.

The city should declare all existing homes, appurtenant structures, and residential uses (yards) to be Conforming. Vegetation buffers should be applied only to new construction on undeveloped lots and not retroactively to existing homes and residential uses.

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